

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2015-0322C **PLANNING COMMISSION:** May 24, 2016

ADDRESS: 2711 Montopolis Drive **DISTRICT:** 3, Sabino Renteria

WATERSHED: Country Club, Carson Creek (Surburban)

AREA: Appx. 4 Acres (2 acres LOC)

EXISTING ZONING: P-NP, LI-NP (Public, Limited Industrial, in (Montopolis)Neighborhood Plan)

PROJECT NAME: Montopolis Water Reclamation Storage Reservoir/Pump Station

PROPOSED USE: Construction of a 4 Million Gallon Water storage tank with pump building, driveway, parking, detention and water quality ponds and associated improvements.

APPLICANT: City of Austin, Public Works Dept. (John Wepryk, P.E.)
05 Barton Springs Rd., Suite 900
Austin, TX 78704
(512) 974-7010

AGENT: K. Friese and Assoc. (Dale Murphy)
1120 S. Capital of Texas Hwy., Ste. 100
Austin, Texas 78746
(523) 331-1704

NEIGHBORHOOD ORGANIZATION:

Montopolis Neighborhood Plan Contact Team
Montopolis Neighborhood Association
Monopolis Community Alliance
Southeast Austin Neighborhood Alliance
East Riverside/ Oltorf Neighborhood Plan Contact Team
Carson Ridge Neighborhood Association
Crossing GardenHomes HOA
Riverside Farms Road Neighborhood Association

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site will comply with all requirements of the Land Development Code prior to its release

PLANNING COMMISSION ACTION: 5-24-2016

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

PROJECT INFORMATION: 2.78 acres LOC

EXIST. ZONING: P-NP, LI-NP

MAX. BLDG. COVERAGE: N/A

MAX. IMPERV. CVRG.: N/A

ALLOWED F.A.R.: N/A

HEIGHT: N/A

REQUIRED PARKING: N/A

EXIST. USE: undeveloped

PROP. BUILDING CVR: 5,250 sf/ 4.3%

PROP. IMP. CVRG.: 34,412 sf/ 28.4%

PROPOSED F.A.R.: .043:1.

PROP. HEIGHT: 45' max.

PROVIDED PARKING: 3 spaces

PROPOSED USE: Major Utility Svcs. –Reservoir Tank and Pump Building

LEGAL DESCRIPTION: 2.005 acre tract of land Santiago Abstract 24, DelValle S, with easements for access, working space, utilities.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the Montopolis Water Reclamation Initiative Storage Reservoir/ Pump station , with associated improvements. Because it is zoned “P”-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code Section 25-2-625. The proposed improvements are construction of a 4 million gallon concrete storage reservoir tank, 130 feet in diameter and 45’ in height, a pump station, driveway and parking, detention pond/water quality improvements and other associated improvements. The proposed major utility services project is located in an industrial area, set back off the primary roadway and does not trigger any compatibility issues. Access is via a dedicated easement which connects the site to Montopolis Drive. As a city project, this is required to comply with Council resolution 20100923-86; as such it was presented to the Design Commission on February 22, 2016. The Design Commission supported the project as presented with a recommendation to maximize the tree buffer, by a vote of 9-0.

Transportation: The driveway access will be taken from Montopolis Drive via a 30’ wide , approximately 1200 lf asphalt driveway, access, utility easement. There will be 3 parking spaces on site. The site plan has met all Transportation requirements.

Environmental: There are no environmental features or critical water quality zones affected by this project. The on-site water quality pond will be designed to filter any rainfall runoff.

SURROUNDING CONDITIONS:

Zoning/ Land use: P-NP. LI-NP. The site is currently undeveloped.

North: LI-NP, Undeveloped

East: LI-NP, Industrial

South: LI-NP, Undeveloped

West: MI-NP, Industrial

Street

Montopolis Drive

R.O.W.

Varies

Surfacing

Concrete

Classification

Arterial

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. Comply with the requirements of this title; **Staff response: This application complies with the requirements of this title.**
2. Comply with the objectives and purposes of the zoning district; **Staff response: This application complies with the objectives and purposes of the zoning district. P zoning is used for municipal or public use. This is to construct a major public utility facility, a 4 million gallon storage tank.**
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site; **Staff response: This application is compatible with the abutting industrial sites in all of these cases. The proposed project will not change the existing drainage patterns.**
- 4.
5. Provide adequate and convenient off-street parking and loading facilities; **Staff response: The proposed parking is adequate. This is not a publically accessed facility. Three parking spaces are provided for periodic monitoring by Public Works or Austin Water employee.**
6. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; **Staff response: The proposed project does not contribute to any of these adverse effects. The detention and water quality ponds ensure onsite flood control and water quality of runoff.**

A Conditional Use Site Plan May Not:

1. More adversely affect an adjoining site than would a permitted use; **Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.**
2. adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; **Staff response: Access is limited into the site. Vehicular and pedestrian circulation is not affected.**
3. adversely affects an adjacent property or traffic control through the location, lighting, or type of signs; **Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.**

1.0 Project Summary

The City of Austin Water Utility desires to construct a new 4 million gallon ground storage tank and pump station building for their reclaimed water system on a City of Austin owned property off of Montopolis Drive near Grove Boulevard. The site for the tank and pump station is on a 2.0 acre property within the Carson Creek watershed. An access driveway is to be constructed within an easement across an existing 9.4 acre property from Montopolis Drive to the site, this driveway exists partly within the Country Club E and Carson Creek watersheds, both watersheds are classified as suburban.

The total site area, including the subject 2.0 acre property, as well as easements for the access driveway and construction easements, consists of 4.4 acres of total area. All of these 4.4 acres are anticipated to be disturbed during construction. The total proposed impervious cover for the pump station building, access driveway, and other appurtenances to be constructed is 0.69 acres. Note that the proposed 4 million gallon ground storage tank will capture all storm water that falls on the tank roof within the storage tank and that no runoff is anticipated from this structure.

The project site is located in unshaded Zone X per the current FEMA floodplain map.¹ A copy of the FEMA map panel at the project location is located in *Appendix A*.

2.0 Description of Existing Site

The overall existing site consists of undeveloped land on two tracts of land - the City of Austin owned 2.0 acre property, and a portion (2.4 acres) of a 9.4 acre piece private property. The vegetation onsite is mainly brush and grass with some trees. The Natural Resources Conservation Service (NRCS) soils map show the site as a combination of Patrick soils (PaC) and Houston Black soils (HsD). The majority of site is relatively flat, with slopes ranging from 0% to 15%; however, portions of the property contain slopes exceeding a 35% grade. The Existing Drainage Area Map showing the drainage delineations is included in *Appendix B*.

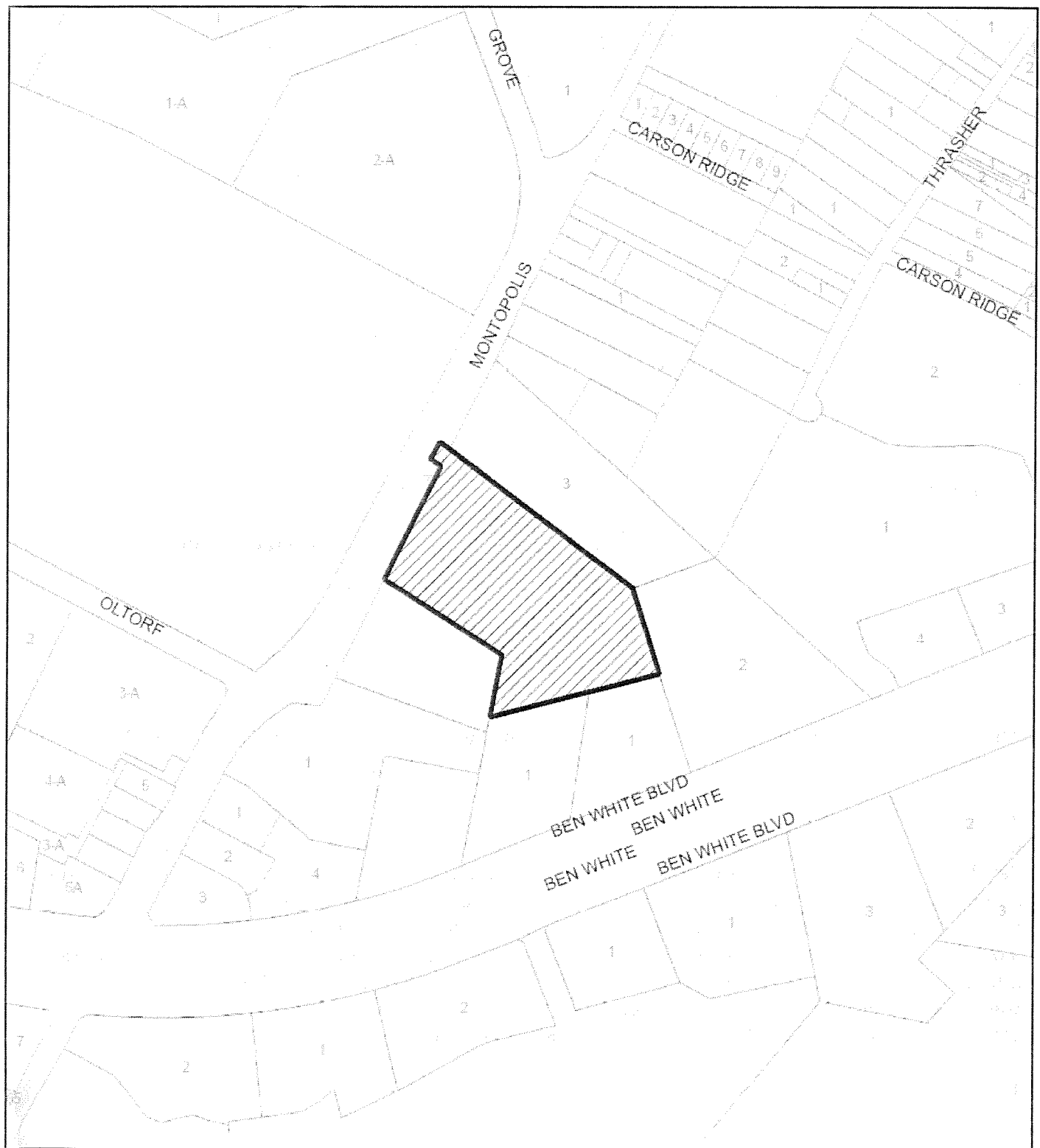
3.0 Description of Proposed Site

The proposed project consists of a new 4 million gallon ground storage tank, new 8.6 million gallons per day pump station, associated piping, driveway and parking, and water quality and detention ponds. The access driveway is 15 feet to 25 feet wide with gated access from Montopolis Drive as well as additional pavement for parking and access. The proposed impervious areas will drain into the onsite water quality pond by a storm sewer. Proposed conveyance to the pond includes a valley gutter located in the middle of the pavement as well as curb and gutter. The Proposed Drainage Area Map is included in *Appendix B*.

3.1 Valley Gutter Analysis

The valley gutter will be 3-feet wide located in the middle of the proposed driveway. The valley gutter will convey the runoff to the curb and gutter section to and ultimately to the water quality pond. The valley gutter was sized to convey the 25 year frequency storm. The valley gutter analysis is included *Appendix C*.

¹ Travis County Flood Insurance Rate Map Community Panel Number 48453C0605H dated September 26, 2008



Subject Tract



Base Map

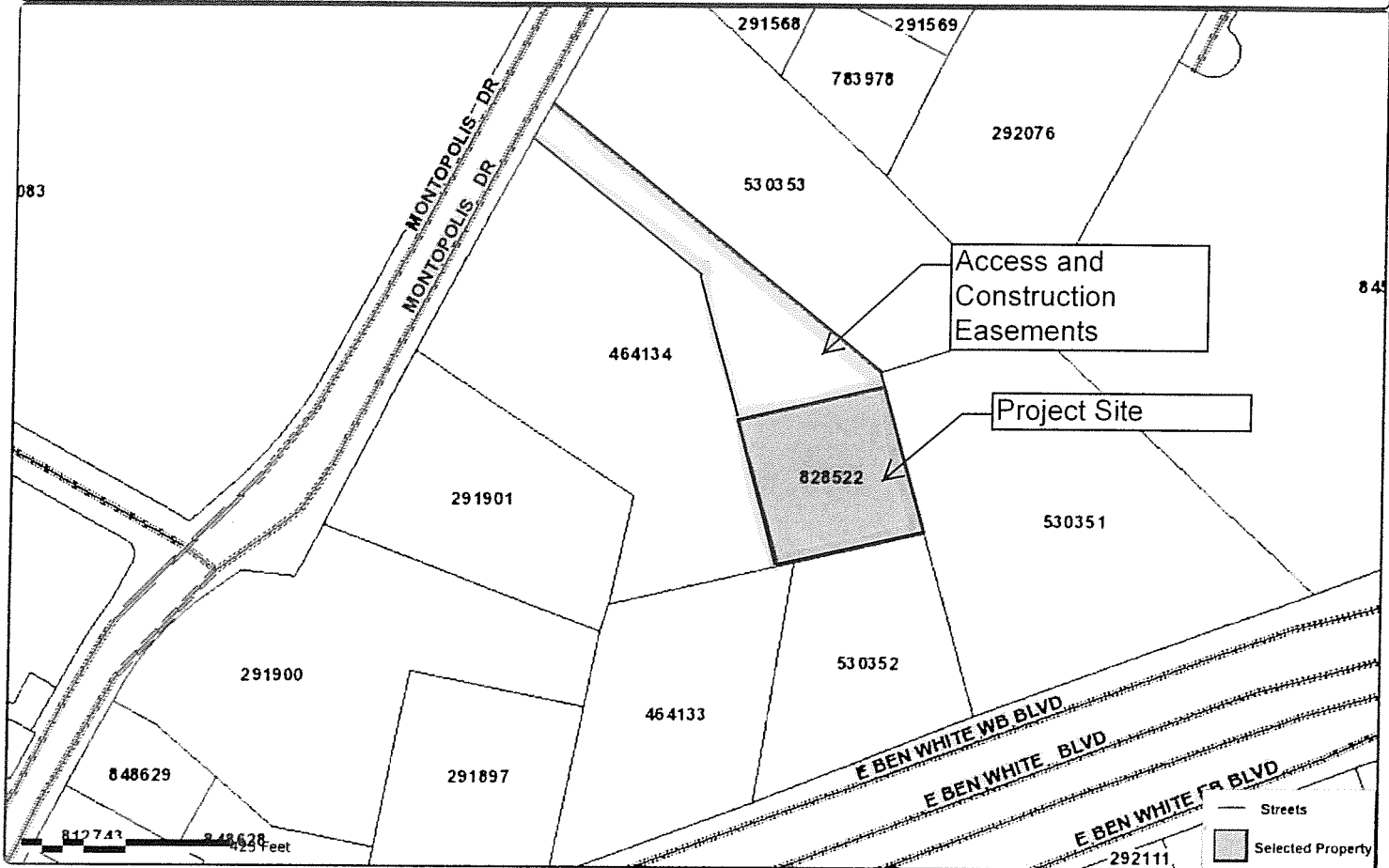
CASE#: SPC-2015-0322C
ADDRESS: 2711 MONTOPOLIS DR.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Travis CAD - Map of Property ID 828522 for Year 2015



Property Details

Account

Property ID: 828522

Geo ID: 0314130216

Type: Real

Legal Description: ABS 24 DELVALLE S ACR 2.0052 (PRORATE 1/1/13 TO 5/8/13)

Location

Situs Address: MONTOPOLIS DR TX 78741

Neighborhood: #SEA

Mapsco: 646E

Jurisdictions: 0A, 2J, 02, 68, 03, 06

Owner

Owner Name: CITY OF AUSTIN

Mailing Address: % WILSON OXYGEN & SUPPLY CO, 39 OLD RIDGEBURY RD, DANBURY, CT 06810-5103

Property

Appraised Value: N/A

<http://propaccess.traviscad.org/Map/View/Map/1/828522/2015>

powered by
PropertyACCESS

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SPC-2015-0322C
REVISION #: 00
CASE MANAGER: Lynda Courtney

UPDATE: U3
PHONE #: 512-974-2810



PROJECT NAME: Montopolis Water Reclamation Initiative Storage Reservoir and Pump S
LOCATION: 2711 MONTOPOLIS DR

SUBMITTAL DATE: April 27, 2016
REPORT DUE DATE: May 11, 2016
FINAL REPORT DATE: May 10, 2016

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is August 17, 2016.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 3 copies of the plans and 3 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:

Planner 1: Cindy Casillas
Drainage Construction: Benny Ho
Environmental: Mike McDougal
Site Plan: Lynda Courtney

Drainage Construction Review - Benny Ho - 512-974-3402
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Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

This site is located at 2711 Montopolis Drive in the Country Club Watershed, which is classified as a Suburban Watershed.

DC1. This comment was cleared previously.

DC2. This comment was cleared previously.

DC3. This comment was cleared previously.

DC4. This comment was cleared previously.

DC5. This comment was cleared previously.

DC6. This comment was cleared previously.

DC7. This comment was cleared previously.

DC8. It appears that the CD containing the complete model cannot be located on the back cover of the Drainage and Water Quality Report. Please explain. Please submit the detention study in HEC-HMS electronic format for approval.

Update 1. The study has been provided, reviewed and the following comments have been generated.

It appears that the plan shows an orifice of 10 inches = 0.833 ft. is located at flow line 584.5 ft. center line location therefore is at $584.5 + (0.833/2) = 584.917$ ft. but it appears that the orifice is shown at elevation 585.67 ft. in the HEC-HMS study. Please explain.

Update 2. It appears that the plan has not been changed on Sheet C-11. Please explain.

Update 3. It appears that the plan shows the 10" orifice at elevation 584.5. this means the center elevation is $584.5 + 0.4167 = 584.9167$, but it appears that the analysis shows the elevation at 585.67. Please explain.

This comment was cleared previously.

This comment was cleared previously.

DC10. It appears that the berm of the pond (584.5, orifice outlet to top of berm 591) is more than 6 ft. Please provide dam safety certification as required by Section 8.3.3B of the DCM.

Update 2. Since it appears that Sheet C-11 still shows the flow line of the orifice at 584.5, this comment stands.

Update 3. Since it appears that Sheet C-11 still shows the flow line of the orifice at 584.5, this comment stands.

Informal update is acceptable.

Environmental Review - Mike McDougal - 512-974-6380

Update #3 – Thursday, April 28, 2016

EV 01 through EV 21 Update #3 Comments cleared.

EV 22 Update #3 This comment is pending receipt of the tree mitigation payment.

EV 23 through EV 26 Update #3 Comments cleared.

Site Plan Review - Lynda Courtney - 512-974-2810

SP 1-10. Comments cleared

SP 11. Provide elevational views of the pump building and the reservoir.

Update # 1. Please add labels that identify what they are.

Update # 2. Call out elevations as “Pump Building” or “Reservoir”.

Update # 3. Height still needs to be shown on the reservoir elevation since there is no scale.

SP 12-14. Comments cleared.

SP 15. FYI-After all substantive comments are addressed, this case will be scheduled to be heard at Planning Commission for approval of a Conditional Use Permit, which is required according to LDC 25-2-625 for any “P” zoned property development greater than 1 acre in size. An additional notification of surrounding residents, property owners, and neighborhood associations will be required, and additional renotification fee will apply at that time.

SP 16. City of Austin projects fall under the Council Resolution # 20100923-086, for City projects including municipal buildings and associated site development. City staff is directed to defer approval of any site plan or building permit that includes elements approved via Alternative Equivalent Compliance under Section 1.5 of City Code Chapter 25-2, Subchapter E (Design Standards and Mixed Use) until after the Design Commission reviews the proposed project in accordance with Resolution # 20071129-046. Input provided through the Design Commission process should be considered in all phases of project review, including decisions on proposed Alternative Equivalent Compliance. Failure of the commission to timely provide a review and recommendation does not preclude staff from approving decisions relating to the project. Please contact Jorge Rousselin (974-2975) to discuss placing this project on the next available Design Commission agenda.

Update # 2. Please include Design Commission recommendations prior to the scheduling for Planning Commission so that the communication from the Design Commission may be included in the support material for the Planning Commission.

Update # 3. If there is any written recommendation from the Design Commission, please send it to the case manager for inclusion in the Planning Commission backup material.

SP 17-18. Comments cleared.

NEW COMMENT:

SP 19. Numbering of sheets must be chronological, as sheet 1 of 100, sheet 2 of 100. Please renumber so that there are no sheets numbered with subset letters, as 21A, 26A, etc.

Traffic Control Review - Eva Moore - 512-974-7671
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Approved, based on revisions emailed 5/9/2016 and conditions at time of review.

End of report

Courtney, Lynda

From: Rousselin, Jorge
Sent: Tuesday, April 12, 2016 3:49 PM
To: Pandurangi, Shwetha
Cc: Wepryk, John; Courtney, Lynda
Subject: RE: Montopolis Tank and Pump Station - Design Commission - Approval/ Recommendations

Hi Lynda,
Here is the action the Commission took on this item:

The motion to support the project as presented with the with the recommendation to maximize the tree buffer on the site made by B. Luckens; Second by C. Kenney was approved on a vote of [9-0]. Commissioner M. Gonzales absent.

Thanks!

Jorge

From: Pandurangi, Shwetha [<mailto:Shwetha.Pandurangi@austintexas.gov>]
Sent: Tuesday, April 12, 2016 3:18 PM
To: Rousselin, Jorge
Cc: Wepryk, John; Courtney, Lynda
Subject: Montopolis Tank and Pump Station - Design Commission - Approval/ Recommendations

Jorge,

Ms. Linda Courtney, the case manager for the Montopolis Tank and Pump Station project has requested to obtain a copy of the design commission approval/recommendations on the project, so she can take that to the Planning and Land Use Commission, in order for us to obtain a conditional use site plan permit.

Please forward that to her at your convenience. I have copied her on this email for your ease.

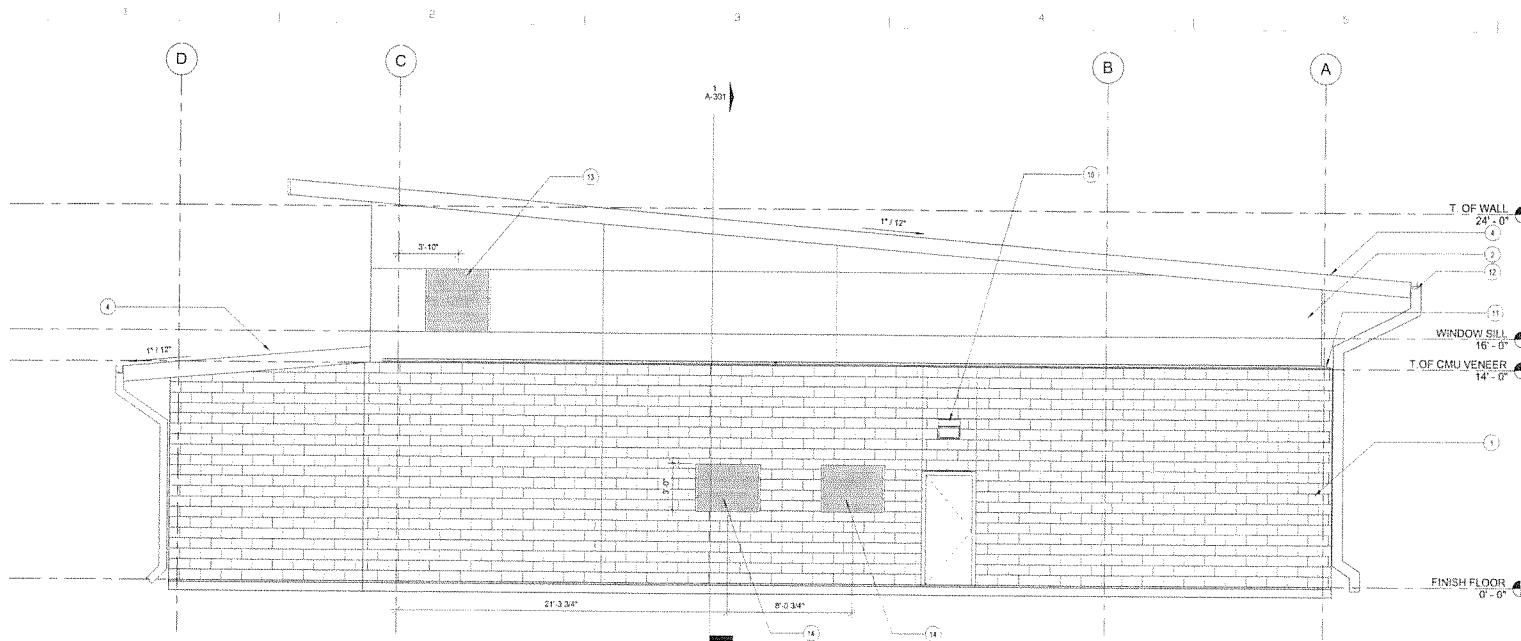
Thank You.



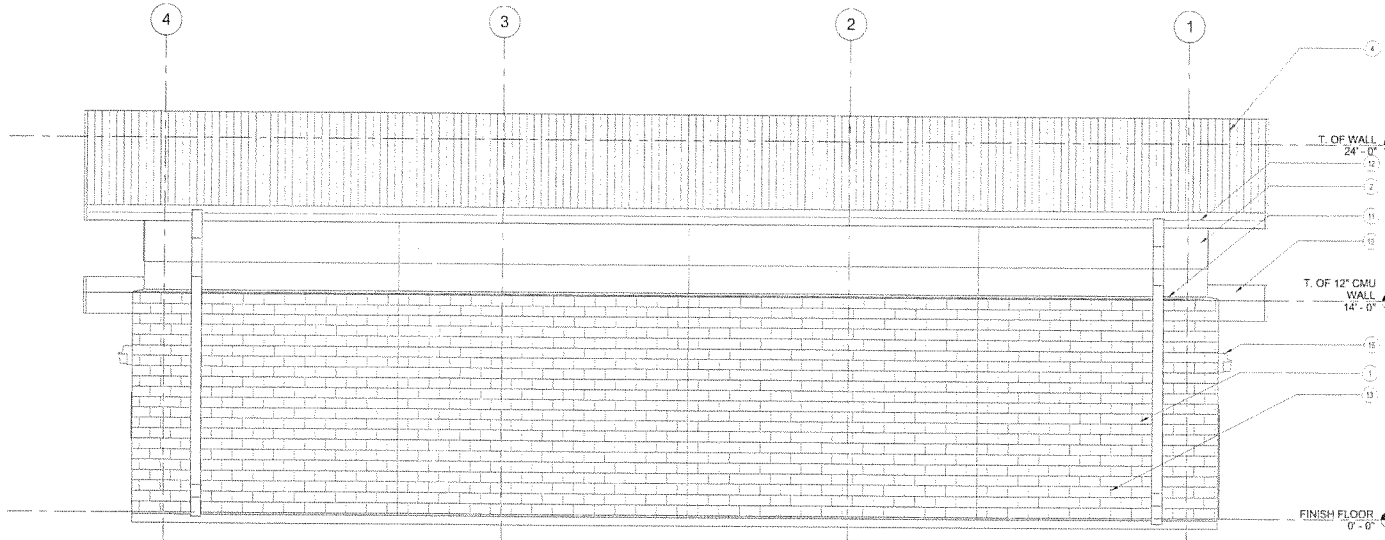
Shwetha Pandurangi, P.E., CFM
Reclaimed Water Project Manager
Ph: 512.974.3514
Fax: 512.974.6548



“Using purple to keep Austin green”



① PUMP BUILDING NORTH ELEVATION
1/4" = 1'-0"



② PUMP BUILDING WEST ELEVATION
1/4" = 1'-0"

ELEVATION KEYED NOTES

- 1 4" CMU VENEER
- 2 EIFS FINISH
- 3 INSULATED ROLL-UP DOOR
- 4 STANDING SEAM METAL ROOF
- 5 INSULATED SINGLE DOOR
- 6 INSULATED DOUBLE DOOR
- 7 TRANSLUCENT WINDOW SYSTEM- TYP.
- 8 CONTROL JOINT- TYPICAL
- 9 SOFFIT
- 10 METAL FASCIA
- 11 CONTINUOUS STONE GAP
- 12 PRE FINISHED METAL GUTTER
- 13 48"x48" LOUVER 10" A.F.F. RE. MECH.
- 14 48"x36" LOUVER 4" A.F.F. RE. MECH.
- 15 FOUNDATION RE. STRUCTURAL
- 16 LIGHT FIXTURE RE. ELECTRICAL TYP
- 17 CONTROL JOINT TYP



NO.	DATE	BY	REVISION
1	12/09/2016	J. Putera	1

CasaBella Architects
3001 JAMBER FRANK, SUITE 104
AUSTIN, TX 78758
737.468.2508
Municipal Water Reclamation Institute (MWRI)
Storage Reclamation and Pump Station
2711 Montague Drive
Austin Water Austin, Texas

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ARCHITECTURAL
ELEVATIONS

SITE PLAN APPROVAL		SHEET 44 OF 120	
FILE NUMBER	EPC-2015-0022	APPLICATION DATE	JULY 15, 2015
APPROVED BY COMMISSION ON	N/A	LANDSCAPE SECTION	N/A
CHAPTER	25.0	OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25.0-1.1, LDC)		CASE MANAGER	JANIS COURTNEY
PROJECT EXPIRATION DATE (25.0-1.1, LDC)		DWY2	DC2
Director, Planning and Development Review			
RELEASE FOR GENERAL COMPLIANCE			
Rev. 1	Correction 1	REVISION	DATE
Rev. 2	Correction 2		
Rev. 3	Correction 3		
Final plan must be submitted by the Project Expiration Date, if applicable. Subsequent Drawings which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be submitted prior to the Project Expiration Date.			

VERIFY SCALE
1/4" = 1'-0"
DATE NOVEMBER 2015
PROJ. 472902
SHEET 44 OF 120

